

Subject: Re: Westpoint Marina Landscape Plans

Date: Wednesday, July 11, 2012 5:22 PM

From: Adrienne Klein <adriennek@bcdca.gov>

To: Ellen Miramontes <ellenm@bcdca.gov>, Kevin Stephens <kstephens@kevinstephensdesign.com>

Cc: Brad McCrea <bradm@bcdca.gov>

Thanks, Ellen, for the summary.

Kevin,

A few supplementary notes:

- It probably goes without saying, but the path stabilization should not occur until Ellen has signed off of the proposed technique as described in the public access plans you are working on preparing/revising.
- I agree with Ellen's recommendation that you supplement the amendment request to include an interim reduction in the width of the trail from 12-15 to 1- feet until the next phase of development is commenced, at which time it must be widened to 12-15 feet.
- The compromise I outlined at our last meeting regarding the requirement that the public be allowed on the guest berths, as required by the permit and recorded legal instrument, is that a sign be posted at each entrance to the guest berth docks stating that the public is allowed upon registering with the HM. Users shall on be required to register once to be given the access code and shall be allowed on the docks during daylight hours.
- I strongly concur with Ellen's request that the plans be submitted in a large scale format. These plans will be used by the regulatory staff to assure future compliance and must be legible and easy to use in the field.

Finally, as we have stressed at each of our meetings, the longer this process takes, the larger Mr. Sanders' standardized fines grow. Please submit all of the required plans and the amendment request as soon as possible to avoid more stringent enforcement.

Sincerely,

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Adrienne Klein, Chief of Enforcement

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Subject: Westpoint Marina Landscape Plans

Date: Wednesday, July 11, 2012 5:01 PM

From: Ellen Miramontes <ellenm@bcd.ca.gov>

To: Kevin Stephens <kstephens@kevinstephensdesign.com>

Cc: Adrienne Klein <adriennek@bcd.ca.gov>, Brad McCrea <bradm@bcd.ca.gov>

Kevin,

I wanted follow up from our meeting this afternoon regarding the landscape plans and a few other items.

- In order to approve the current 10-foot-wide path we would need to amend the permit to specify that the 10-foot-wide path would be in place only for an interim period until Phase 3 is developed at which time the requirement for a 12-15 foot wide path would need to be met. We will need to discuss this further internally and make a final determination regarding this. As we discussed, you could develop a plan indicating existing, proposed and future path widths if you would like to make this a part of your amendment request. The alternative would be to reconstruct all existing paths to meet the 12-15 foot width requirement that the permit currently requires. As you determined, the decomposed granite paths were not installed with any stabilizer. The paths will be difficult to maintain over time and require much maintenance in order to remain smooth and barrier free. Please research ways to add stabilizer material to the existing paths. Also, please note that new paths should have a minimum of 3-4 inches of decomposed granite as opposed to the 2 inches that was used for the existing path. One way to stabilize the existing path might be to add another inch or two of decomposed granite with stabilizer in it. You should research whether this would be an effective solution.
- It is important that you follow the view corridor requirements as described in Special Condition II.B.10 of the permit. As we discussed, if in the future there is a desire to adjust these based on desired development configurations, that could certainly be discussed at that time.
- You shared that the insurance company would not allow the docks specified as public access areas to be open to the public. Please do inquire about this further given that the dock at the launch ramp will be open and available for public use. Also, Adrienne reminded me that she had suggested a solution at our last meeting that would involve placing signage to indicate to the public that they could access the docks by requesting access from Harbor Master.

I believe that covers what we discussed. Please submit large-scale hard copy plans as soon as

possible. If possible, it would be simpler for my review if your planting sheets could depict a larger context. Please call me with any further questions.

Regards,

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Ellen Miramontes
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